

## OFFERING MEMORANDUM

# Vacant Land in Casa Grande, AZ

**NWC HANNA ST & BARSTOW AVE**

Casa Grande, AZ 85193

### PRESENTED BY:

**PERRY LAUFENBERG**

O: 480.425.5510

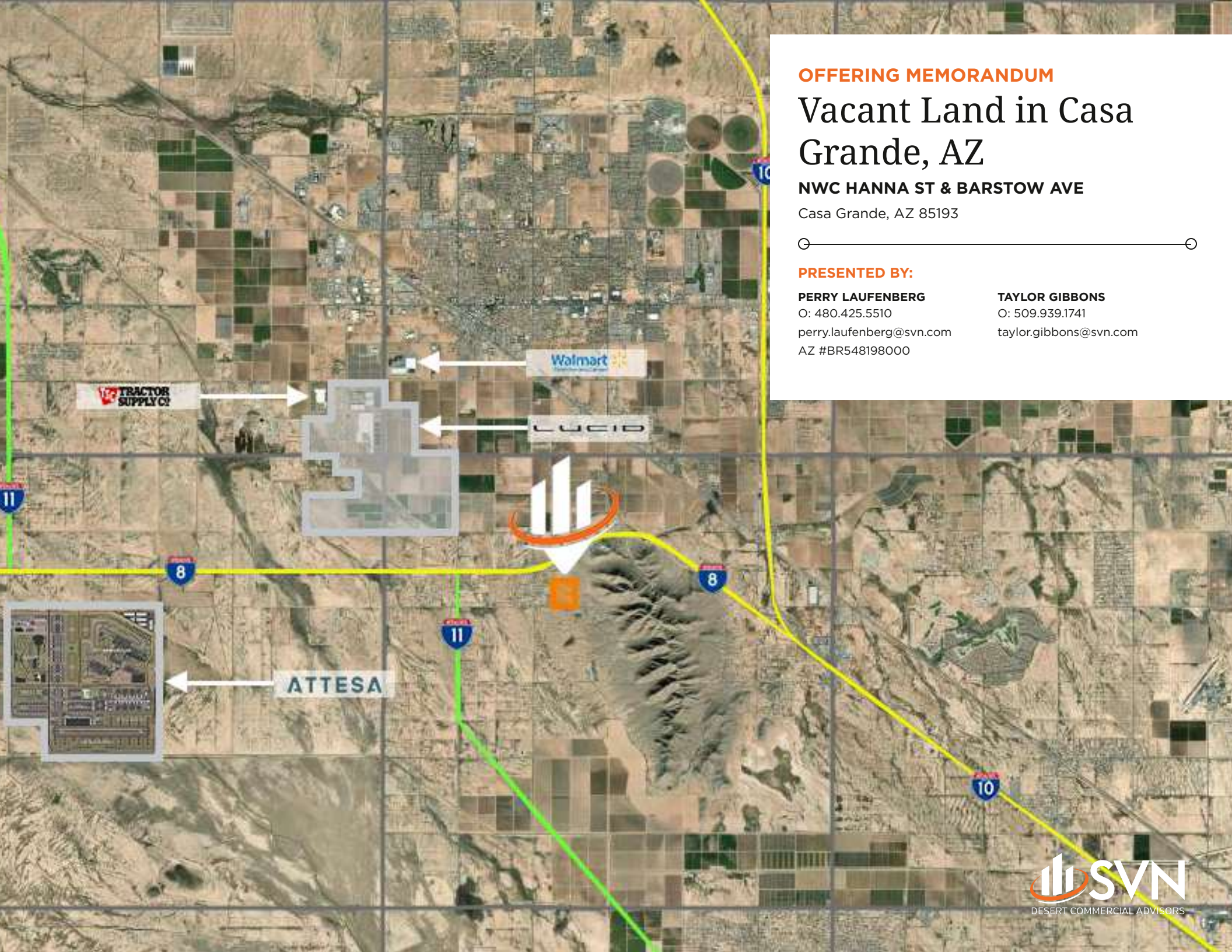
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**TAYLOR GIBBONS**

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PROPERTY SUMMARY



OFFERING SUMMARY

|               |  |
|---------------|--|
| SALE PRICE:   | \$1,100,000                              |
| LOT SIZE:     | 36.6 Acres                               |
| PRICE / ACRE: | \$30,054                                 |
| MARKET:       | Casa Grande                              |
| APN:          | 511-29-0140, 511-29-0150,<br>511-29-0160 |

PROPERTY OVERVIEW

This property spans over 36 acres and is zoned for RVP, PM, and RV park usage. With a fully approved model complex with sales office, recreation areas, facilities, and solar energy device potential, this site presents a prime opportunity for developers. Potential for wireless communication facilities, this property offers myriad possibilities for strategic development and innovation.

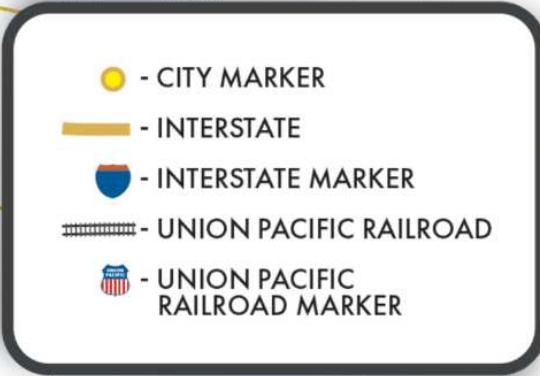
PROPERTY HIGHLIGHTS

- Casa Grande is the largest city in Pinal County located halfway between Phoenix and Tucson
- Home to a Diverse Selection of Thriving Industry Ranging from Manufacturing to Distribution
- Located Just South of Interstate 8 and West of Interstate 10
- 36+ Acres Zoned RVP (Park model (PM) and recreational vehicle (RV) park)
- Plans for Model Complex with Sales Office Submitted and Approved by the Planning and Development Department.
- Additional Options for Solar Energy Device and Wireless Communication Facilities, subject to the requirements set forth by the county

CASA GRANDE LOCATION



CONNECTIVITY



CASA GRANDE LOCATION



Regional, National & Global Connectivity

- Direct access to Interstate 10, 8 and future 11
- Trucking distance to San Diego (5hrs), LA (6.5hrs), Las Vegas (5.5hrs), El Paso (6hrs) + Albuquerque (7hrs)
- Int'l Ports of Entry to Mexico: San Luis (3hrs) + Nogales (2hrs)
- Rail service via main line of Union Pacific Railroad
- 1hr from 3 Int'l Airports: Sky Harbor (Phx), Gateway (Phx/Mesa) + Tucson



1 MIL  
WITHIN  
COMMUTE



45 MIN  
AVG  
COMMUTE



84%  
HIGH SCHOOL  
PLUS



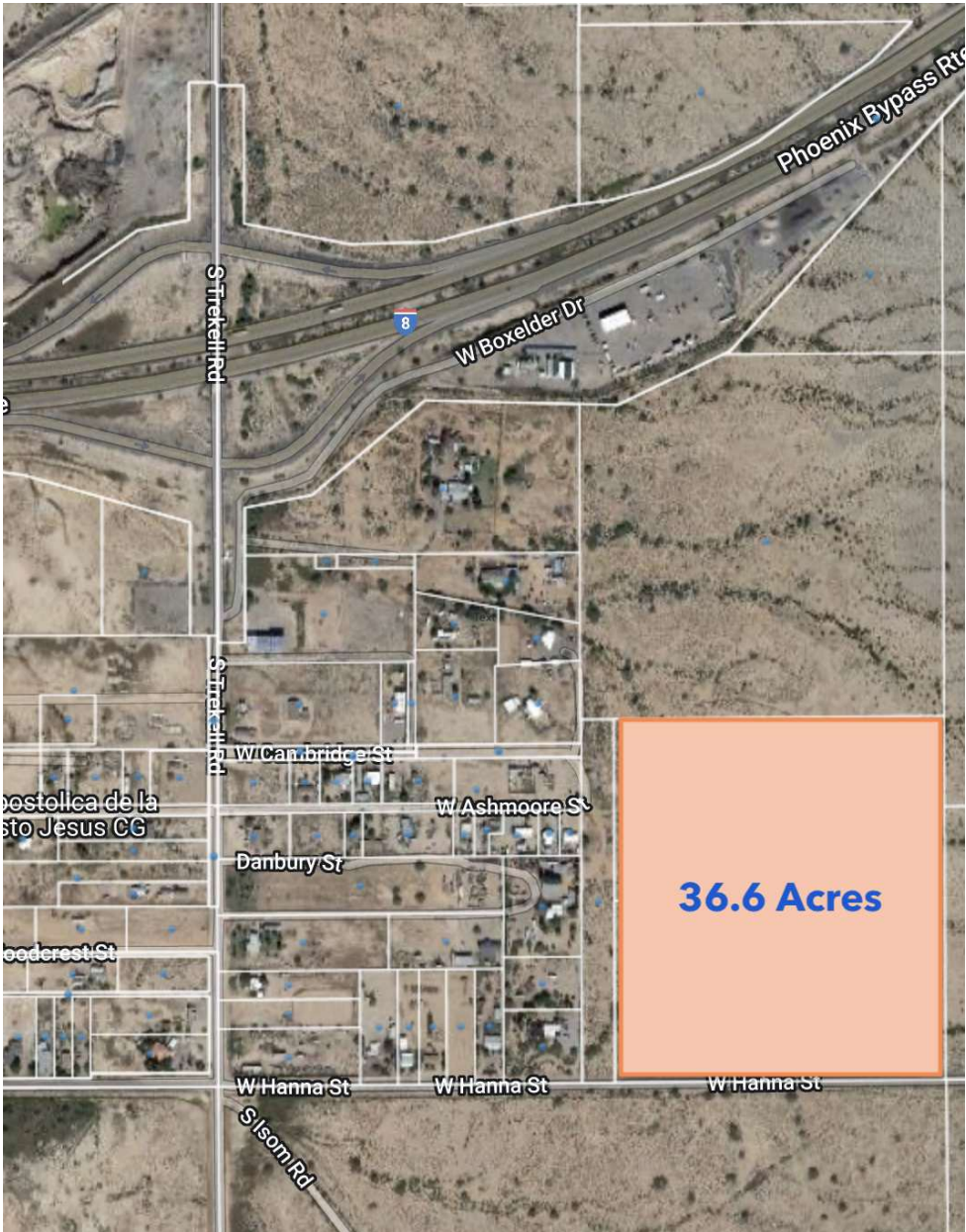
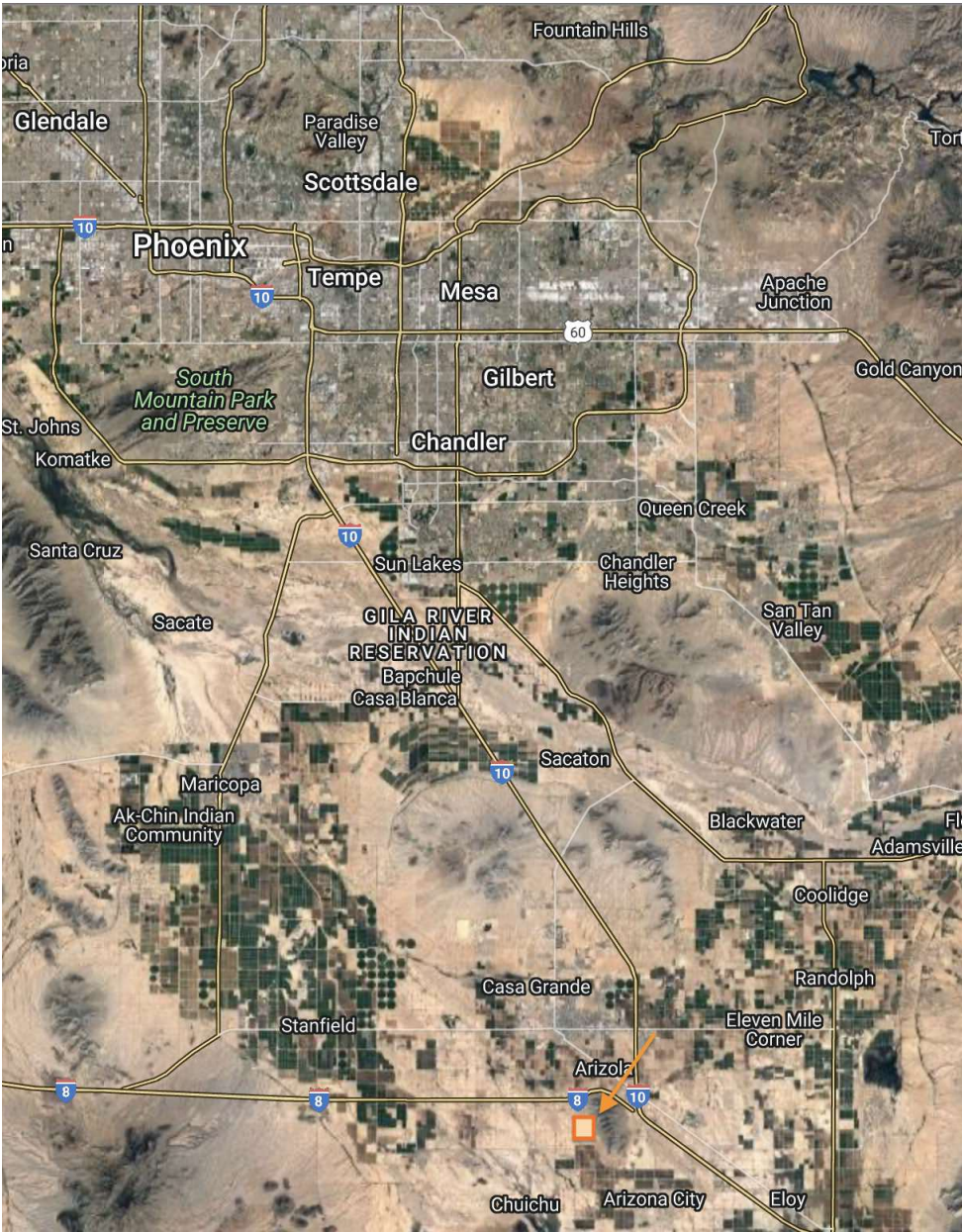
57%  
WHITE  
COLLAR



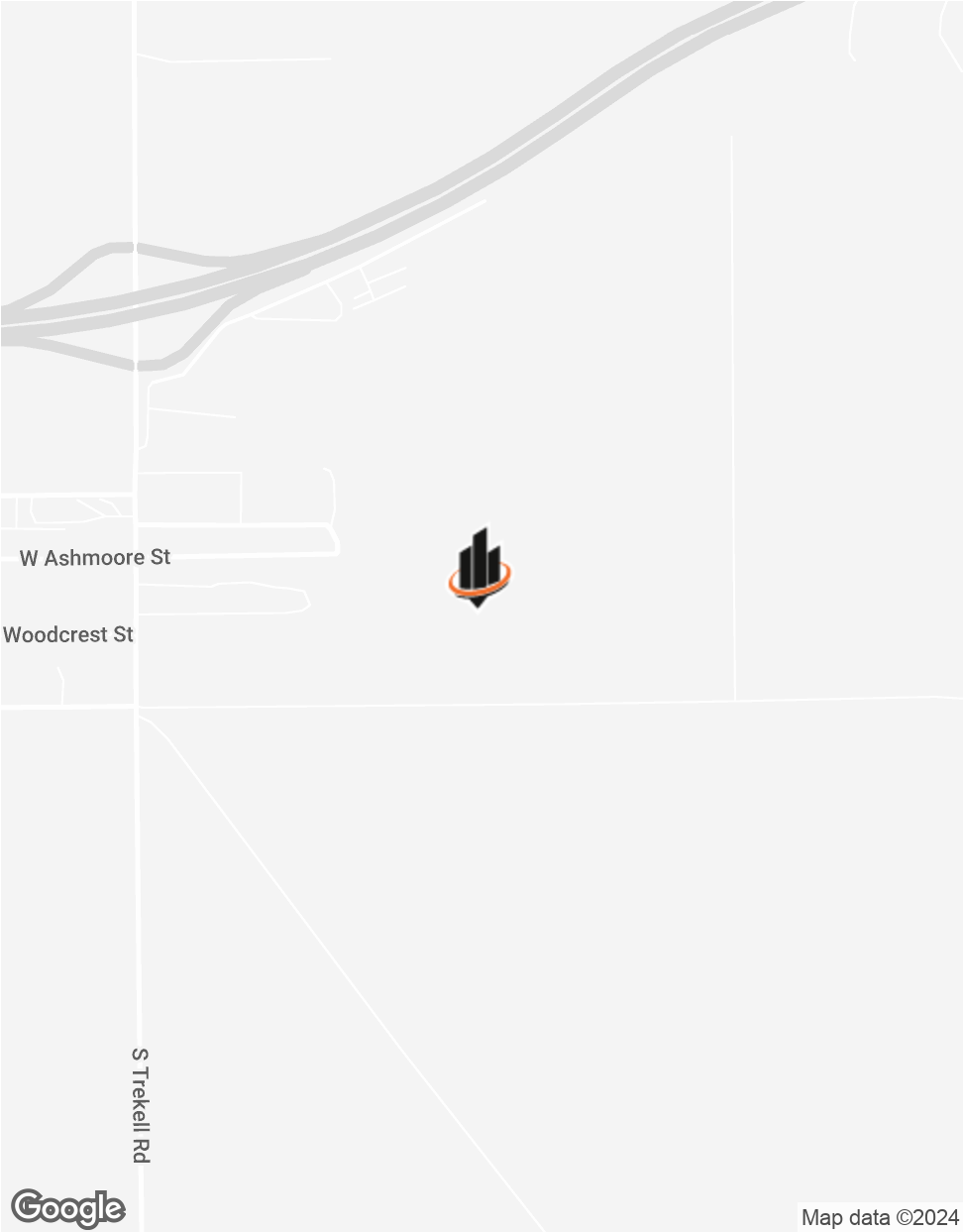
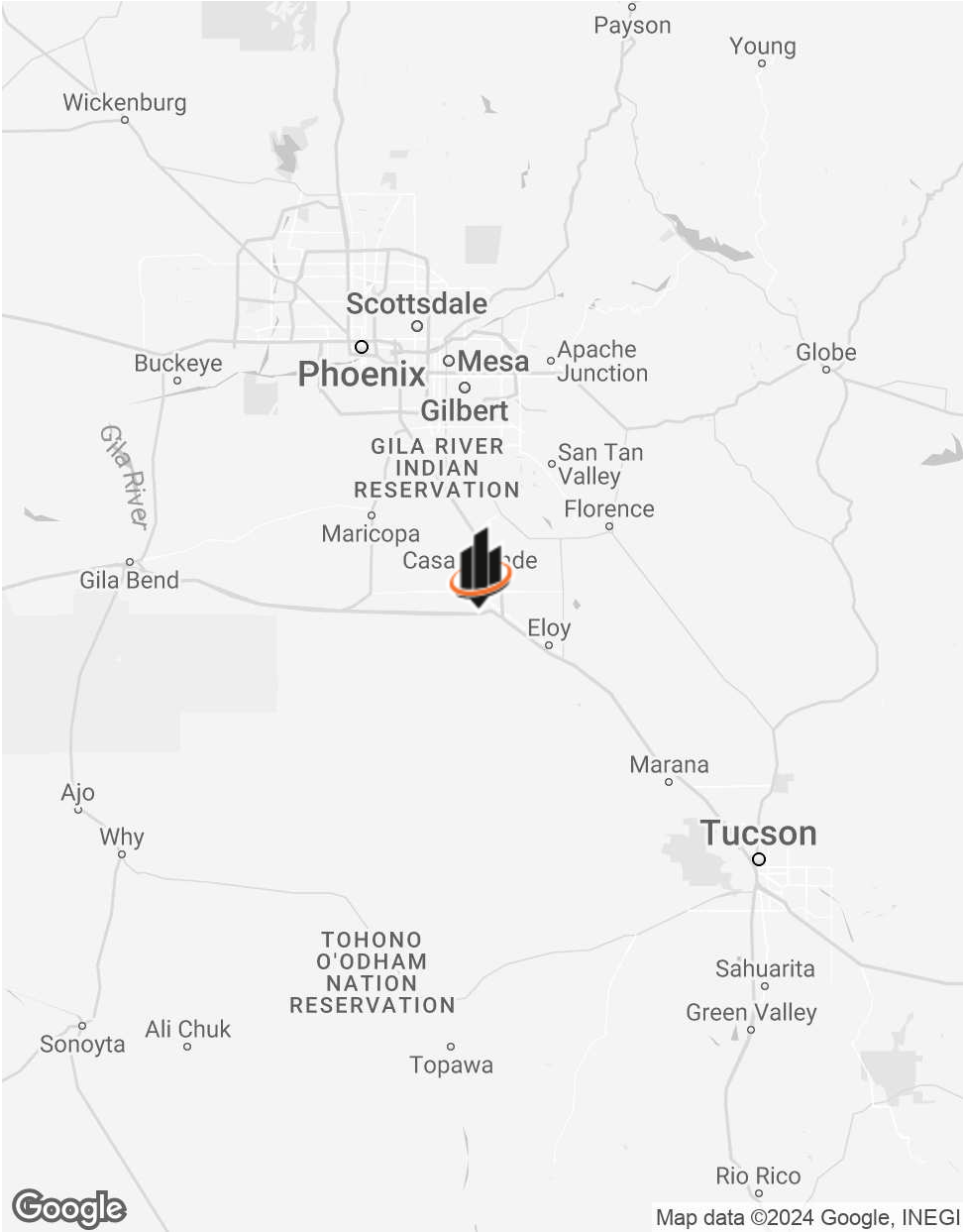
42%  
BLUE  
COLLAR



AERIAL MAPS



LOCATION MAP





DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| TOTAL POPULATION     | 2,011  | 44,851  | 65,449   |
| AVERAGE AGE          | 39.5   | 33.3    | 35.5     |
| AVERAGE AGE (MALE)   | 38.6   | 33.9    | 35.7     |
| AVERAGE AGE (FEMALE) | 44.2   | 33.7    | 35.8     |

| HOUSEHOLDS & INCOME | 1 MILE   | 5 MILES   | 10 MILES  |
|---------------------|----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 852      | 17,099    | 24,751    |
| # OF PERSONS PER HH | 2.4      | 2.6       | 2.6       |
| AVERAGE HH INCOME   | \$48,952 | \$54,554  | \$55,570  |
| AVERAGE HOUSE VALUE |          | \$181,522 | \$187,901 |

2020 American Community Survey (ACS)

